

# FLORIDA IMPACT FEE REVIEW TASK FORCE

## IMPACT FEE SURVEY

*(prepared and distributed by the Legislative Committee on Intergovernmental Relations (LCIR))*

August 2005

LOCAL GOVERNMENT: \_\_\_\_\_  
NAME AND POSITION OF CONTACT: \_\_\_\_\_  
PHONE NUMBER and E-MAIL ADDRESS: \_\_\_\_\_

On June 24, 2005, the Governor signed SB 360, relating to infrastructure planning and funding, into law (Ch. 2005-290, L.O.F.) and created the 15 member Florida Impact Fee Review Task Force. The LCIR was directed to staff the Task Force.

Section 31 of the law provided that the Task Force survey and review the current use of impact fees as a method of financing local infrastructure to accommodate new growth. Because the Task Force is charged with publishing a report and recommendations to the Governor and Legislature by February 1, 2006, respondents are encouraged to complete the survey as soon as possible.

This survey is designed to develop information specifically required by s. 31 of Ch. 2005-290, L.O.F., and to update the results of previous LCIR surveys (1985, 1986, 1989, and 1991) on impact fees. The survey is divided into three sections:

Section I provides the instructions for completing the survey.

Section II asks respondents to list their current and planned impact fees for their jurisdiction.

Section III contains specific questions, numbered 3 – 28, which are to be answered regarding each impact fee listed in Section II.

Therefore, in order to complete this survey, Section III must be duplicated and answered for each impact fee listed in Section II.

*If you have any questions regarding the survey, please contact Dick Drennon at the LCIR at (Suncom) 278-9627 or (850)488-9627. The completed survey should be returned via e-mail to [drennon.dick@leg.state.fl.us](mailto:drennon.dick@leg.state.fl.us), faxed to (850)487-6587, or mailed to LCIR, 600 S. Calhoun Street, Room 4, Holland Building, Tallahassee, Florida 32399-1300. This survey may also be downloaded from: <http://fcn.state.fl.us/lcir/> . Prompt completion and return of the information requested in this document before September 16, 2005, will be greatly appreciated.*

## **I. INSTRUCTIONS.**

For purposes of this survey, an impact fee is defined as a direct payment from a developer or builder to the local government rather than an individual payment from each household or resident that is distinct from Proportionate Share Mitigation required in Ch. 380, F.S. The capital outlay benefit to the development may be for a facility that is not geographically located within the benefited development, such as a sewer treatment plant on a proportionate share basis. Please note that “hook up charges” or “connection fees” for water and sewer systems are not considered an impact fee.

Please include in your answers an impact fee only if all of the following criteria are met:

- 1) The fee is levied on new development or new expansion of existing development;
- 2) The fee is a one time charge, even though the collection may be spread out over time;
- 3) The fee is earmarked for capital outlay only (operating costs are excluded); and
- 4) The fee represents a proportionate share of the cost of the facilities needed to serve the new development.

If your unit of local government currently levies an impact fee or plans to do so within the next year, please continue with this survey. If not, please return the first page of the survey and indicate that your government does not levy impact fees or plan to do so in the next year.

**Please answer questions #3 through #28 for each impact fee entered in response to question #1, marking the appropriate response(s).**

## **II. CURRENT AND PLANNED IMPACT FEES.**

1. Please indicate each type of impact fee, the adoption date, the legal citation, and most recent revision/amendment date for each current impact fee.

<b><u>Type of Impact Fee</u></b>	<b><u>Initial Effective Date</u></b>	<b><u>Legal Citation and Effective Date of Most Recent Revision</u></b>

1a. Please attach a copy of OR hyperlink to each ordinance and fee schedule that corresponds to the information provided in question #1.

2. Please indicate each type of new impact fee that your government intends to adopt within the next year.

2a. Please indicate if any impact fees have been rescinded and if so, please explain why.

**Please answer questions #3 through #28 for each impact fee entered in response to question #1, marking the appropriate response(s).**

**III. SPECIFIC QUESTIONS FOR EACH IMPACT FEE. (Please duplicate Section III and answer questions 3 - 28 for each impact fee listed in Section II).**

**PLEASE SPECIFY THE IMPACT FEE LISTED IN QUESTION #1 THAT RELATES TO THE ANSWERS ON THIS PAGE:** \_\_\_\_\_

**3. Indicate the geographical boundaries of this impact fee below.**

**If your jurisdiction is a county:**

☐ county wide                      ☐ entire unincorporated area                      ☐ portion of the unincorporated area

☐ unincorporated area with some municipalities included                      ☐ other (specify) \_\_\_\_\_

**If your jurisdiction is a municipality:**

☐ city wide                      ☐ portion of city                      ☐ other (specify) \_\_\_\_\_

**If your jurisdiction is an independent special district:**

☐ (specify) \_\_\_\_\_

**4. Prior to the formal process of passing, amending and/or enacting this impact fee ordinance, what method was utilized to notice and discuss the proposal? (Check all that apply)**

☐ public hearing                      ☐ workshop                      ☐ other (specify) \_\_\_\_\_

**4a. Please specify how notice of actions described in question #4 is authorized or required.**

☐ local ordinance                      ☐ operating procedure                      ☐ resolution                      ☐ other (specify) \_\_\_\_\_

**4b. Identify the times between the notice of the fee and fee adoption, as well as the time between fee adoption and effective date.** \_\_\_\_\_

**5. How are affected parties notified of impending changes in impact fee payment schedules?** \_\_\_\_\_

**6. Indicate the type of intergovernmental arrangement, if any, involved with this impact fee.**

☐ none                      ☐ concurrent ordinance                      ☐ inter-local agreement                      ☐ other (specify) \_\_\_\_\_

**6a. Is an administrative fee charged pursuant to an interlocal agreement? ☐ yes ☐ no**

**If yes, is it being charged consistent with the impact fee ordinance? ☐ yes ☐ no**

**6b. Please specify the parties to the interlocal agreement.** \_\_\_\_\_

**PLEASE SPECIFY THE IMPACT FEE LISTED IN QUESTION #1 THAT RELATES TO THE ANSWERS ON THIS PAGE \_\_\_\_\_**

**6c. Please specify the method for determining the administrative fee.**

☐ percentage of the impact fee without a fee cap    ☐ percentage of the impact fee with a fee cap

☐ flat rate charged per impact fee payment transaction (i.e., administrative fee of \$250 charged on a payment for impact fees, regardless if payment is \$5,000 for a single impact fee or \$50,000 for multiple impact fees)

**6d. What is the administrative fee collected on a typical single family dwelling? \_\_\_\_\_**

**What is the administrative fee collected on a typical commercial building? \_\_\_\_\_**

**7. Indicate at what point in the development process the impact fee is assessed.**

☐ subdivision plat approval                      ☐ building permit issuance                      ☐ zoning change approval  
☐ certificate of occupancy issuance                      ☐ time of connection to facility                      ☐ other (specify) \_\_\_\_\_

**8. Indicate at what point in the development process the impact fee is due.**

☐ subdivision plat approval                      ☐ building permit issuance                      ☐ zoning change approval  
☐ certificate of occupancy issuance                      ☐ time of connection to facility                      ☐ other (specify) \_\_\_\_\_

**9. Indicate at what point in the development process the impact fee is collected.**

☐ subdivision plat approval                      ☐ building permit issuance                      ☐ zoning change approval  
☐ certificate of occupancy issuance                      ☐ time of connection to facility                      ☐ other (specify) \_\_\_\_\_

**10. Indicate each circumstance under which deferral of this impact fee is authorized.**

☐ no deferral allowed                      ☐ when payment secured by a lien                      ☐ other (specify) \_\_\_\_\_  
Skip to question #12

**11. Indicate the event or action to which the collection is deferred.**

☐ issuance of certificate of occupancy                      ☐ issuance of building permit                      ☐ other (specify) \_\_\_\_\_

**12. Indicate each type of land use that this impact fee is levied upon.**

☐ residential                      ☐ commercial                      ☐ industrial  
☐ other (specify) \_\_\_\_\_

**13. Indicate the length of time after collection of this impact fee that the revenue must be spent.**

☐ no time limit                      ☐ time limit (specify) \_\_\_\_\_

**PLEASE SPECIFY THE IMPACT FEE LISTED IN QUESTION #1 THAT RELATES TO THE ANSWERS ON THIS PAGE \_\_\_\_\_**

**14. Indicate each type of credit authorized as an alternative to a cash impact fee payment. [Please distinguish between internal credits (part of the impact fee formula that universally affects the impact fee rate schedule) and external credits (which are project specific and are offset against the assessed amount based on some action by the owner/developer.)]**

- ☐ none                      ☐ land donations                      ☐ improvements within development boundaries
- ☐ improvements outside development boundaries                      ☐ ad valorem taxes generated by development
- ☐ proportionate share mitigation                      ☐ other (specify) \_\_\_\_\_

**14a. Do you charge proportionate share mitigation?**                      ☐ yes                      ☐ no, skip to question #15.

**14b. Are payers of the proportionate share mitigation given a credit for any portion of that payment towards this impact fee?** ☐ yes    ☐ no, skip to question #14d.

**14c. If yes, please estimate the value of this credit for fiscal year ending September 30, 2004.** \_\_\_\_\_

**14d. If no, why?** \_\_\_\_\_

**15. Indicate each type of capital outlay currently earmarked for this impact fee.**

- ☐ building new facilities to serve the new development                      ☐ upgrading existing facilities to serve new development
- ☐ recovering a portion of the cost of a facility already built to serve new development                      ☐ new capital equipment
- ☐ other (specify) \_\_\_\_\_

**16. Indicate what provisions, if any, this impact fee ordinance contains related to affordable housing.**

- ☐ no relevant provisions                      ☐ all of fee is waived                      ☐ portion of fee is waived
- ☐ fee is lower                      ☐ other (specify) \_\_\_\_\_

**16a. If the impact fee is waived or lowered for affordable housing, how is the lost revenue recovered?** \_\_\_\_\_

**16b. At what point in the development is the lost revenue recovered or waived? (check all that apply)**

- ☐ subdivision plat approval                      ☐ building permit issuance                      ☐ zoning change approval
- ☐ certificate of occupancy issuance                      ☐ time of connection to facility                      ☐ time of connection
- ☐ other (specify) \_\_\_\_\_

**16c. Who initiates the process to recover the lost revenues?** \_\_\_\_\_

**PLEASE SPECIFY THE IMPACT FEE LISTED IN QUESTION #1 THAT RELATES TO THE ANSWERS ON THIS PAGE** \_\_\_\_\_

**17. How do you account for and report impact fee collections and expenditures?**

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**17a. What monitoring mechanism is in place to assure that fee collections are expended according to the initial impact fee study or plan on which the fee was based?** \_\_\_\_\_

**17b. Has the monitoring mechanism been successful in ensuring that the projects are completed within the time frame required?** ( ) yes ( ) no

**18. Has this impact fee been challenged in court since 1991?** ( ) yes ( ) if no, skip to question #19

**18a. Please state the issues and status of the litigation.** \_\_\_\_\_

**18b. Please attach a copy of the litigation's resolution (i.e., order, court opinion, settlement).**

**18c. Please state how the challenge affected this impact fee.** \_\_\_\_\_  
\_\_\_\_\_

**19. Is this impact fee specified/listed in the Capital Improvement Element of your local government comprehensive plan?**  
( ) yes ( ) no

**19a. Is the impact fee amount based upon or tied to the level of service standard identified in the comprehensive plan for the type of facility for which the fee is levied?** \_\_\_\_\_

**20. Please state the importance of this impact fee to fund the infrastructure needed to address the impacts of development and meet statutory requirements for concurrency (i.e., primary source, only source).** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**21. Please specify the amount of this impact fee revenue for:**

Fiscal Year 2003-04 cash collected: \_\_\_\_\_ cash value of alternative credits used: \_\_\_\_\_

Fiscal Year 2004-05 (budgeted) cash: \_\_\_\_\_ cash value of alternative credits estimated to be used: \_\_\_\_\_

**22. Indicate if this impact fee is used to secure debt issuance.**

( ) not used to secure debt ( ) primary pledge (specify name of issue) \_\_\_\_\_

( ) secondary pledge (specify name of issue) \_\_\_\_\_

**PLEASE SPECIFY THE IMPACT FEE LISTED IN QUESTION #1 THAT RELATES TO THE ANSWERS ON THIS PAGE \_\_\_\_\_**

23. What is the total cost of the capital outlay projects receiving revenue from this impact fee?  
 ( ) estimated (specify) \_\_\_\_\_ ( ) actual (specify) \_\_\_\_\_
24. What proportion or percent of the total cost of the capital outlay project referred to in question #23 will actually be paid for by this impact fee?  
 (specify) \_\_\_\_\_
25. Please indicate the amount of this impact fee for a 2,000 sq. ft., three bedroom, two bath, single family home.  
 (specify) \_\_\_\_\_
26. What are the criteria and methodology used for the determination of the amount of this impact fee?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- 26a. How often is the impact fee study updated? \_\_\_\_\_
- 26b. Is each and every impact fee increase accompanied by a new study? ( ) yes ( ) no
27. Please indicate if this impact fee is applied in more than one zone.  
 ( ) one zone ( ) two or more zones (specify #) \_\_\_\_\_
- 27a. If in two or more zones, indicate if the impact fee schedules are: ( ) identical ( ) not identical
28. Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee (i.e., per apartment, per bedroom, per 1000 square feet, per Kilowatt of expected peak load, etc.), for each category of development specified below. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones (to establish a range) by category of development.

	<u>lowest fee</u>	<u>highest fee</u>	<u>measure used to determine fee</u>
a. single detached dwelling	_____	_____	_____
b. multiple family dwelling	_____	_____	_____
c. commercial retail building	_____	_____	_____
d. commercial office building	_____	_____	_____
e. other commercial building	_____	_____	_____
f. industrial facility	_____	_____	_____
g. mobile/manufactured home	_____	_____	_____

**Thank you for your time and consideration in completing this survey!**



# FLORIDA IMPACT FEE REVIEW TASK FORCE

## SCHOOL IMPACT FEE SURVEY

*(prepared and distributed by the Legislative Committee on Intergovernmental Relations (LCIR))*

August 2005

SCHOOL DISTRICT: \_\_\_\_\_  
NAME AND POSITION OF CONTACT: \_\_\_\_\_  
PHONE NUMBER and E-MAIL ADDRESS: \_\_\_\_\_

On June 24, 2005, the Governor signed SB 360, relating to infrastructure planning and funding, into law (Ch. 2005-290, L.O.F.) and created the 15 member Florida Impact Fee Review Task Force. The LCIR was directed to staff the Task Force.

Section 31 of the law provided that the Task Force survey and review the current use of impact fees as a method of financing local infrastructure to accommodate new growth. Because the Task Force is charged with publishing a report and recommendations to the Governor and Legislature by February 1, 2006, respondents are encouraged to complete the survey as soon as possible.

This survey is designed to develop information specifically required by s. 31 of Ch. 2005-290, L.O.F., and to update the results of previous LCIR surveys (1985, 1986, 1989, and 1991) on impact fees. The survey contains specific questions related to school impact fees that are authorized and administered by your county.

If your county has never authorized an impact fee to benefit the school district and does not plan to do so in the foreseeable future, please indicate that on this first page of the survey and disregard the remainder of the survey.

*If you have any questions regarding the survey, please contact Dick Drennon at the LCIR at (Suncom) 278-9627 or (850)488-9627. The completed survey should be returned via e-mail to [drennon.dick@leg.state.fl.us](mailto:drennon.dick@leg.state.fl.us)*

1. Please provide the following information about your school impact fee:

Initial effective date: \_\_\_\_\_

Legal citation (ordinance number): \_\_\_\_\_

Date of most recent revision: \_\_\_\_\_

1a. Please attach a copy of OR hyperlink to the ordinance and fee schedule that corresponds to the information provided in question #1.

2. Please indicate if the county intends to adopt a school impact fee on behalf of your school district within the next year.

\_\_\_\_\_

2a. Please indicate if any school impact fees have been rescinded and if so, please explain why.

\_\_\_\_\_

3. Indicate the geographical boundaries of this impact fee below.

If your jurisdiction is a county:

☐ county wide ☐ entire unincorporated area ☐ portion of the unincorporated area

☐ unincorporated area with some municipalities included ☐ other (specify) \_\_\_\_\_

4. Prior to the formal process of passing, amending and/or enacting this impact fee ordinance, what method was utilized to notice and discuss the proposal? (Check all that apply)

☐ public hearing ☐ workshop ☐ other (specify) \_\_\_\_\_

4a. Please specify how notice of actions described in question #4 is authorized or required.

☐ local ordinance ☐ operating procedure ☐ resolution ☐ other (specify) \_\_\_\_\_

4b. Identify the times between the notice of the fee and fee adoption, as well as the time between fee adoption and effective date. \_\_\_\_\_

\_\_\_\_\_

5. How are affected parties notified of impending changes in impact fee payment schedules? \_\_\_\_\_

\_\_\_\_\_

6. Indicate the type of intergovernmental arrangement, if any, involved with this impact fee.

☐ none ☐ concurrent ordinance ☐ inter-local agreement ☐ other (specify) \_\_\_\_\_

6a. Is an administrative fee charged pursuant to an interlocal agreement? ☐ yes ☐ no

If yes, is it being charged consistent with the impact fee ordinance? ☐ yes ☐ no

6b. Please specify the parties to the interlocal agreement. \_\_\_\_\_

6c. Please specify the method for determining the administrative fee.

☐ percentage of the impact fee without a fee cap    ☐ percentage of the impact fee with a fee cap

☐ flat rate charged per impact fee payment transaction (i.e., administrative fee of \$250 charged on a payment for impact fees, regardless if payment is \$5,000 for a single impact fee or \$50,000 for multiple impact fees)

6d. What is the administrative fee collected on a typical single family dwelling? \_\_\_\_\_

What is the administrative fee collected on a typical commercial building? \_\_\_\_\_

7. Indicate at what point in the development process the impact fee is assessed.

☐ subdivision plat approval                      ☐ building permit issuance                      ☐ zoning change approval  
☐ certificate of occupancy issuance                      ☐ time of connection to facility                      ☐ other (specify) \_\_\_\_\_

8. Indicate at what point in the development process the impact fee is due.

☐ subdivision plat approval                      ☐ building permit issuance                      ☐ zoning change approval  
☐ certificate of occupancy issuance                      ☐ time of connection to facility                      ☐ other (specify) \_\_\_\_\_

9. Indicate at what point in the development process the impact fee is collected.

☐ subdivision plat approval                      ☐ building permit issuance                      ☐ zoning change approval  
☐ certificate of occupancy issuance                      ☐ time of connection to facility                      ☐ other (specify) \_\_\_\_\_

10. Indicate each circumstance under which deferral of this impact fee is authorized.

☐ no deferral allowed                      ☐ when payment secured by a lien                      ☐ other (specify) \_\_\_\_\_  
Skip to question #12

11. Indicate the event or action to which the collection is deferred.

☐ issuance of certificate of occupancy                      ☐ issuance of building permit                      ☐ other (specify) \_\_\_\_\_

12. Indicate each type of land use that this impact fee is levied upon.

☐ residential                      ☐ commercial                      ☐ industrial  
☐ other (specify) \_\_\_\_\_

13. Indicate the length of time after collection of this impact fee that the revenue must be spent.

☐ no time limit                      ☐ time limit (specify) \_\_\_\_\_

14. Indicate each type of credit authorized as an alternative to a cash impact fee payment. [Please distinguish between internal credits (part of the impact fee formula that universally affects the impact fee rate schedule) and external credits (which are project specific and are offset against the assessed amount based on some action by the owner/developer.)]

- ☐ none                      ☐ land donations                      ☐ improvements within development boundaries
- ☐ improvements outside development boundaries                      ☐ ad valorem taxes generated by development
- ☐ proportionate share mitigation                      ☐ other (specify) \_\_\_\_\_

14a. Do you charge proportionate share mitigation?                      ☐ yes                      ☐ no, skip to question #15.

14b. Are payers of the proportionate share mitigation given a credit for any portion of that payment towards this impact fee? ☐ yes    ☐ no, skip to question #14d.

14c. If yes, please estimate the value of this credit for fiscal year ending September 30, 2004. \_\_\_\_\_

14d. If no, why? \_\_\_\_\_

15. Indicate each type of capital outlay currently earmarked for this impact fee.

- ☐ building new facilities to serve the new development                      ☐ upgrading existing facilities to serve new development
- ☐ recovering a portion of the cost of a facility already built to serve new development                      ☐ new capital equipment
- ☐ other (specify) \_\_\_\_\_

16. Indicate what provisions, if any, this impact fee ordinance contains related to affordable housing.

- ☐ no relevant provisions                      ☐ all of fee is waived                      ☐ portion of fee is waived
- ☐ fee is lower                      ☐ other (specify) \_\_\_\_\_

16a. If the impact fee is waived or lowered for affordable housing, how is the lost revenue recovered? \_\_\_\_\_

16b. At what point in the development is the lost revenue recovered or waived? (check all that apply)

- ☐ subdivision plat approval                      ☐ building permit issuance                      ☐ zoning change approval
- ☐ certificate of occupancy issuance                      ☐ time of connection to facility                      ☐ time of connection
- ☐ other (specify) \_\_\_\_\_

16c. Who initiates the process to recover the lost revenues? \_\_\_\_\_

17. How do you account for and report impact fee collections and expenditures?

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17a. What monitoring mechanism is in place to assure that fee collections are expended according to the initial impact fee study or plan on which the fee was based? \_\_\_\_\_

17b. Has the monitoring mechanism been successful in ensuring that the projects are completed within the time frame required? ☐ yes ☐ no

18. Has this impact fee been challenged in court since 1991? ☐ yes ☐ if no, skip to question #19

18a. Please state the issues and status of the litigation. \_\_\_\_\_

18b. Please attach a copy of the litigation's resolution (i.e., order, court opinion, settlement).

18c. Please state how the challenge affected this impact fee. \_\_\_\_\_

19. Is this impact fee specified/listed in the Capital Improvement Element of your local government comprehensive plan?  
☐ yes ☐ no

19a. Is the impact fee amount based upon or tied to the level of service standard identified in the comprehensive plan for the type of facility for which the fee is levied? \_\_\_\_\_

20. Please state the importance of this impact fee to fund the infrastructure needed to address the impacts of development and meet statutory requirements for concurrency (i.e., primary source, only source). \_\_\_\_\_

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21. Please specify the amount of this impact fee revenue for:

Fiscal Year 2003-04 cash collected: \_\_\_\_\_ cash value of alternative credits used: \_\_\_\_\_

Fiscal Year 2004-05 (budgeted) cash: \_\_\_\_\_ cash value of alternative credits estimated to be used: \_\_\_\_\_

22. Indicate if this impact fee is used to secure debt issuance.

☐ not used to secure debt ☐ primary pledge (specify name of issue) \_\_\_\_\_

☐ secondary pledge (specify name of issue) \_\_\_\_\_

23. What is the total cost of the capital outlay projects receiving revenue from this impact fee?  
☐ estimated (specify) \_\_\_\_\_ ☐ actual (specify) \_\_\_\_\_
24. What proportion or percent of the total cost of the capital outlay project referred to in question #23 will actually be paid for by this impact fee?  
(specify) \_\_\_\_\_
25. Please indicate the amount of this impact fee for a 2,000 sq. ft., three bedroom, two bath, single family home.  
(specify) \_\_\_\_\_
26. What are the criteria and methodology used for the determination of the amount of this impact fee?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 26a. How often is the impact fee study updated? \_\_\_\_\_
- 26b. Is each and every impact fee increase accompanied by a new study? ☐ yes ☐ no
27. Please indicate if this impact fee is applied in more than one zone.  
☐ one zone ☐ two or more zones (specify #) \_\_\_\_\_
- 27a. If in two or more zones, indicate if the impact fee schedules are: ☐ identical ☐ not identical
28. Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee (i.e., per apartment, per bedroom, per 1000 square feet, per Kilowatt of expected peak load, etc.), for each category of development specified below. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones (to establish a range) by category of development.

	<u>lowest fee</u>	<u>highest fee</u>	<u>measure used to determine fee</u>
a. single detached dwelling	_____	_____	_____
b. multiple family dwelling	_____	_____	_____
c. commercial retail building	_____	_____	_____
d. commercial office building	_____	_____	_____
e. other commercial building	_____	_____	_____
f. industrial facility	_____	_____	_____
g. mobile/manufactured home	_____	_____	_____

**Thank you for your time and consideration in completing this survey!**

## Florida Impact Fee Review Task Force Impact Fee Survey Findings

**Question 1: Please indicate the type of impact fee, the adoption date, the legal citation, and most recent revision/amendment date for each current impact fee.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Parks/Recreation	55	18.8
Sewer/Wastewater	31	10.6
Education	8	2.7
EMS	8	2.7
Fire	39	13.3
Water	17	5.8
General Government	5	1.7
Libraries	16	5.5
Transportation	23	7.9
Police	15	5.1
Roads	15	5.1
Schools	19	6.5
Various Combinations of the Above Responses	30	10.2
Other	12	4.1
<b>Totals</b>	<b>293</b>	<b>100</b>

- ✓ Adoption dates of impact fees detailed in the surveys responses ranged from 7/25/1972 to 12/1/2005.
- ✓ Revision/amendment dates for each current impact fee ranged from 3/24/1981 to 10/17/2005.

**Question 2: Please indicate each type of new impact fee that your government intends to adopt within the next year.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Public Safety	2	.7
Parks and Recreation	2	.7
Law Enforcement	1	.3
Fire	1	.3
Solid Waste	1	.3
None	5	1.7
No response	281	96
<b>Totals</b>	<b>293</b>	<b>100</b>

**Question 2a. Please indicate if any impact fees have been rescinded.**

- ✓ Based on survey responses 2 impact fees have been rescinded and 1 is under consideration to be rescinded.

**Question 3: Indicate the geographical boundaries of the impact fee below:**

**If your jurisdiction is a county:**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
County wide	91	54.5
Entire unincorporated area	34	20.3
Portion of the unincorporated area	5	3.0
Unincorporated Area with some municipalities included	29	17.4
Other	8	4.8
<b>TOTAL</b>	<b>167</b>	<b>100</b>

**If your jurisdiction is a municipality:**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
City wide	108	89.3
Portion of City	1	.8
Other	9	7.4
No response	3	2.5
<b>TOTAL</b>	<b>121</b>	<b>100</b>

**If your jurisdiction is a special district:**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Other	5	100
<b>TOTAL</b>	<b>5</b>	<b>100</b>

**Question 4: Prior to the formal process of passing, amending and/or enacting this impact fee ordinance, what method was utilized to notice and discuss the proposal?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Public Hearing	80	27.3
Workshop	0	0
Other	5	1.7
Public Hearing, Workshop, Other	98	33.4
Public Hearing, Workshop	71	24.3
Public Hearing, Other	24	8.2
Workshop, Other	2	.7
No response	13	4.4
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 4a: Please specify how notice of actions described in question #4 is authorized or required.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Local Ordinance	80	27.3
Operating Procedure	0	0
Resolution	5	1.7
Other	98	33.4
Various Combinations of the Above Responses	71	24.3
No response	39	13.3
<b>TOTAL</b>	<b>293</b>	<b>100</b>



**Question 4b: Identify the times between the notice of the fee and fee adoption, as well as the time between fee adoption and effective date.**

*Time between the notice of the fee and fee adoption.*

<b>Response Categories</b>	<b>#</b>	<b>%</b>
7-40 days	115	39.2
41-75 days	34	11.6
76-120 days	3	1
121-210 days	24	8.2
1 month	2	.7
1.5 years	9	3.1
Other	32	10.9
No Response	74	25.3
<b>TOTAL</b>	<b>293</b>	<b>100</b>

*Time between fee adoption and effective date.*

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Upon Adoption	12	4.1
1-20 days	27	9.3
21-40 days	46	15.7
41-60 days	42	14.3
61-80 days	2	.7
81-100 days	14	4.8
101-120 days	3	1
121-140 days	1	.3
141-150 days	4	1.4
6 months	4	1.4
Other	32	10.9
No Response	106	36.1
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 5. How are affected parties notified of impending changes in impact fee payment schedules?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Various forms of Advertising, TV, Internet, Newspaper, Postings	117	40.0
Letter	8	2.7
Meetings with Stakeholders	8	2.7
Public Hearings	34	11.6
Other	22	7.5
Various Combinations of the Above Responses	76	25.9
No response	28	9.6
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 6. Indicate the type of intergovernmental arrangement, if any, involved with this fee.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Concurrent Ordinance	1	.3
Interlocal Agreement	97	33.2
None	172	58.7
Other	3	1.0
Various Combinations of the Above Responses	9	3.1
No response	11	3.7
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 6a. Is an administrative fee charged pursuant to an interlocal agreement?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Yes	86	29.4
No	152	51.8
No response	55	18.8
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**If yes, is it being charged consistent with the impact fee ordinance?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Yes	81	94.2
No	5	5.8
<b>TOTAL</b>	<b>86</b>	<b>100</b>

**Question 6b. Please specify the parties to the interlocal agreement.**

- ✓ The most common answers were municipalities, counties and school boards. Some answers were specific to the county, municipality or school board while others listed these entities in general terms.

**Question 6c. Please specify the method for determining the administrative fee.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Percentage of the impact fee without a fee cap	8	5.8
Percentage of the impact fee with a fee cap	38	27.5
Flat rate charged per payment transaction	92	66.7
<b>TOTAL</b>	<b>138</b>	<b>100</b>

**Question 6d. What is the administrative fee collected on a typical single family dwelling?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
0%	6	6.3
1%	1	1
1.5%	4	4.2
2%	11	11.6
2.25%	3	3.2
2.7%	2	2.2
3%	66	69.5
4%	1	1
5%	1	1
<b>TOTAL</b>	<b>95</b>	<b>100</b>

**What is the administrative fee collected on a typical commercial building?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
0%	6	8.5
2%	9	12.9
2.25%	1	1.4
3%	51	73
4%	1	1.4
5%	1	1.4
6%	1	1.4
<b>TOTAL</b>	<b>70</b>	<b>100</b>

**Question 7. Indicate at what point in the development process the impact fee is assessed.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Subdivision Plat Approval	16	5.4
Building Permit Issuance	223	76.1
Zoning Change Approval	0	0
Certificate of Occupancy Issuance	4	1.4
Time of Connection to Facility	6	2.1
Other	25	8.6
Various Combinations of the Above Responses	11	3.7
No response	8	2.7
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 8. Indicate at what point in the development process the impact fee is due.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Subdivision Plat Approval	8	2.7
Building Permit Issuance	170	58
Zoning Change Approval	0	0
Certificate of Occupancy Issuance	60	20.4
Time of Connection to Facility	14	4.9
Other	13	4.5
Various Combinations of the Above Responses	22	7.5
No response	6	2.0
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 9. Indicate at what point in the development process the impact fee is collected.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Subdivision Plat Approval	8	2.7
Building Permit Issuance	171	58.4
Zoning Change Approval	0	0
Certificate of Occupancy Issuance	52	17.7
Time of Connection to Facility	16	5.5
Other	14	4.8
Various Combinations of the Above Responses	26	8.9
No response	6	2.0
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 10. Indicate each circumstance under which deferral of this impact fee is authorized.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
No deferral allowed	188	64.1
When payment is secured by lien	37	12.7
Other	58	19.8
No response	10	3.4
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 11. Indicate the event or action to which the collection is deferred.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Issuance of Certificate of Occupancy	48	16.4
Issuance of Building Permit	15	5.1
Other	28	9.6
No response	202	68.9
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 12. Indicate the type of land use that this impact is levied upon.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Residential	87	29.7
Commercial	1	.3
Industrial	0	0
Residential, Commercial, Industrial	124	42.3
Other	0	0
Various Combinations of the Above Responses	75	25.7
No response	6	2.0
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 13. Indicate the length of time after collection of this impact fee that the revenue must be spent.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
No time limit	96	32.8
5-10 years	179	61.1
Other	3	1.0
No response	15	5.1
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 14. Indicate each type of credit authorized as an alternative to a cash impact fee payment.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
None	68	23.2
Land Donations	19	6.6
Improvements within development boundaries	1	.3
Improvements outside development boundaries	2	.6
Ad valorem taxes generated by development	0	0
Proportionate Share Mitigation	0	0
Other	5	1.8
Various Combinations of Above Responses	189	64.4
No response	9	3.1
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 14a. Do you charge proportionate share mitigation?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Yes	21	7.2
No	238	81.2
No response	34	11.6
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 14b. Are payers of the proportionate share mitigation given a credit for any portion of that payment towards this impact fee?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Yes	14	66.7
No	7	33.3
<b>TOTAL</b>	<b>21</b>	<b>100</b>

**Question 14c. If yes to question 14b, please estimate the value of this credit for fiscal year ending September 30, 2004.**

- ✓ Of those answering yes to question 14b, the value of the credit ranged from 0 to just over \$38 million.

**Question 15: Indicate each type of capital outlay currently earmarked for this impact fee.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Building new facilities to serve new development ONLY	26	8.9
Upgrading existing facilities to serve new development ONLY	7	2.4
Recovering a portion of a facility's cost already built to serve new development ONLY	3	1.0
New capital development ONLY	6	2.1
Other ONLY	9	3.1
Various combinations of the above responses	234	79.9
No response	8	2.7
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 16: Indicate what provisions, if any, this impact fee ordinance contains related to affordable housing.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
No relevant provisions ONLY	184	62.8
All of fee is waived ONLY	19	6.5
Portion of fee is waived ONLY	26	8.9
Fee is lower ONLY	6	2.0
Other ONLY	33	11.3
Various combinations of the above responses	19	6.5
No response	6	2.0
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 16a: If the impact fee is waived or lowered for affordable housing, how is the lost revenue recovered?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
County pays	9	11.4
Federal subsidy	2	2.5
General Revenue funds	8	10.1
Local property taxes	2	2.5
Not addressed, collected, or recovered	29	36.7
School district funds	2	2.5
SHIP or HOME monies	8	10.1
State	2	2.5
Trust fund	12	15.2
Other response	5	6.3
<b>TOTAL</b>	<b>79</b>	<b>100</b>

**Question 16b: At what point in the development is the lost revenue recovered or waived?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Building permit issuance	23	31.5
Certificate of occupancy issuance	22	30.1
Subdivision plat approval	1	1.4
Other response	27	37.0
<b>TOTAL</b>	<b>73</b>	<b>100</b>

**Question 16c: Who initiates the process to recover the lost revenues?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Applicant	3	4.8
Board of county commissioners	43	68.3
Building contractor	5	7.9
Community housing or code enforcement departments	3	4.8
Municipality	3	4.8
School board	5	7.9
Other response	1	1.6
<b>TOTAL</b>	<b>63</b>	<b>100</b>

**Question 17: How do you account for and report impact fee collections and expenditures?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Accounting system by project	21	7.2
Annual report ONLY	15	5.1
Annual report and budget	5	1.7
Budget ONLY	3	1.0
Separate fund accounts ONLY	117	39.9
Separate fund accounts and annual report	25	8.5
Separate fund accounts and budget	40	13.7
Separate fund accounts and monthly report	16	5.5
Separate fund accounts and other	5	1.7
Other response	40	13.7
No response	6	2.0
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 17a: What monitoring mechanism is in place to assure that fee collections are expended according to the initial impact fee study or plan on which the fee was based?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Annual report ONLY	61	20.8
Annual report and budget	15	5.1
Budget ONLY	79	27.0
None	3	1.0
Separate accounts ONLY	18	6.1
Other response	96	32.8
No response	21	7.2
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 17b: Has the monitoring mechanism been successful in ensuring that the projects are completed within the time frame required?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
No	7	2.4
Yes	214	73.0
No response	72	24.6
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 18: Has this impact fee been challenged in court since 1991?**

Response Categories	#	%
No	269	91.8
Yes	13	4.4
No response	11	3.8
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 18a: Please state the issues and status of the litigation.**

Response Categories	#
Credit calculation – pending appeal	1
Included beach area as open space; suit was dropped	1
Methodology successfully challenged; case settled; APA compliance successfully challenged	1
Pending	1
Rate study successfully challenged and revised	2
Request for credit against mitigation	1
Violated dual rational nexus and impaired existing home construction contract	1
<b>TOTAL</b>	<b>8</b>

**Question 18b: Please attach a copy of the litigation’s resolution.**

Response Categories	#
Attached	1
Previously submitted	1
Not available	2
<b>TOTAL</b>	<b>4</b>

**Question 18c: Please state how the challenge affected this impact fee.**

Response Categories	#
Challenged portion placed in escrow	1
Delay distribution of monies to special district; methodology revised	1
Florida APA funds in escrow until appeal and other actions exhausted	1
None	1
Required credit for mitigation provided by one development	1
Revised fees.	2
<b>TOTAL</b>	<b>7</b>

**Question 19: Is this impact fee specified/listed in the Capital Improvement Element of your local government comprehensive plan?**

Response Categories	#	%
No	86	29.4
Yes	186	63.5
No response	21	7.2
<b>TOTAL</b>	<b>293</b>	<b>100</b>



**Question 19a: Is the impact fee amount based upon or tied to the level of service standard identified in the comprehensive plan for the type of facility for which the fee is levied?**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
No	82	28.0
Yes	157	53.6
Other response	2	0.7
No response	52	17.7
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 20: Please state the importance of this impact fee to fund the infrastructure needed to address the impacts of development and meet statutory requirements for concurrency.**

<b>Response Categories</b>	<b>#</b>	<b>%</b>
Primary importance	206	70.3
Secondary importance	53	18.1
Other response	6	2.0
No response	28	9.6
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 21: Please specify the amount of this impact revenue for:**

<b>Fiscal Year 2003-04 – Cash Collected</b>		
<b>Response Categories</b>	<b>#</b>	<b>%</b>
\$0	3	1.0
\$1 to \$99,999	61	20.8
\$100,000 to \$999,999	86	29.4
\$1,000,000 to \$9,999,999	66	22.5
\$10,000,000 or more	23	7.8
New fee	5	1.7
No response	49	16.7
<b>TOTAL</b>	<b>293</b>	<b>100</b>

<b>Fiscal Year 2003-04 – Cash Value of Alternative Credits Used</b>		
<b>Response Categories</b>	<b>#</b>	<b>%</b>
\$0	40	13.7
\$1 to \$99,999	9	3.1
\$100,000 to \$999,999	13	4.4
\$1,000,000 to \$9,999,999	10	3.4
\$10,000,000 or more	2	0.7
No response	219	74.7
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 21: Please specify the amount of this impact revenue for: (Continued)**

Fiscal Year 2004-05 Budgeted – Cash		
Response Categories	#	%
\$0	4	1.4
\$1 to \$99,999	61	20.8
\$100,000 to \$999,999	85	29.0
\$1,000,000 to \$9,999,999	61	20.8
\$10,000,000 or more	27	9.2
No response	55	18.8
<b>TOTAL</b>	<b>293</b>	<b>100</b>

Fiscal Year 2004-05 Budgeted – Cash Value of Alternative Credits Estimated to Be Used		
Response Categories	#	%
\$0	41	14.0
\$1 to \$99,999	3	1.0
\$100,000 to \$999,999	7	2.4
\$1,000,000 to \$9,999,999	8	2.7
\$10,000,000 or more	0	0.0
No response	234	79.9
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 22: Indicate if this impact fee is used to secure debt issuance.**

Response Categories	#	%
Not used to secure debt	235	80.2
Primary pledge	14	4.8
Secondary pledge	15	5.1
Both primary and secondary pledges	1	0.3
No response	28	9.6
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 23: What is the total cost of the capital outlay projects receiving revenue from this impact fee?**

Estimated		
Response Categories	#	%
\$0	3	1.0
Less than \$1,000,000	32	10.9
\$1,000,000 to \$9,999,999	50	17.1
\$10,000,000 to \$99,999,999	45	15.4
\$100,000,000 or more	24	8.2
No response	139	47.4
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 23: What is the total cost of the capital outlay projects receiving revenue from this impact fee? (Continued)**

Actual		
Response Categories	#	%
\$0	6	2.0
Less than \$1,000,000	16	5.5
\$1,000,000 to \$9,999,999	9	3.1
\$10,000,000 to \$99,999,999	6	2.0
\$100,000,000 or more	2	0.7
No response	254	86.7
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 24: What proportion or percent of the total cost of the capital outlay project referred to in Question 23 will actually be paid for by this impact fee?**

Response Categories	#	%
1% to 25%	55	18.8
26% to 50%	35	11.9
51% to 75%	23	7.8
76% to 100%	60	20.5
Other response	3	1.0
No response	117	39.9
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 25: Please indicate the amount of this impact fee for a 2,000 sq. ft., three bedroom, two bath, single family home.**

Response Categories	#	%
Zero	4	1.4
\$1 to \$999	158	53.9
\$1,000 to \$1,999	38	13.0
\$2,000 to \$2,999	26	8.9
\$3,000 to \$3,999	17	5.8
\$4,000 to \$4,999	6	2.0
\$5,000 or more	11	3.8
Varies	2	0.7
No response	31	10.6
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 26: What are the criteria and methodology used for the determination of the amount of this impact fee?**

Response Categories	#	%
Formula, proportionate share, or ratio	123	42.0
Consultant's study, impact fee study, or schedule	96	32.8
Consumption-based methodology, business type, or usage capacity	19	6.5
Meter size	4	1.4
Dual rational nexus test	4	1.4
Other response	11	3.8
No response	36	12.3
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 26a: How often is the impact fee study updated?**

Response Categories	#	%
Annually	16	5.5
Every 2 years	51	17.4
Every 3-5 years	111	37.9
Every 6-9 years	1	0.3
Every 10 or more years	8	2.7
Other response	14	4.8
No response	92	31.4
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 26b: Is each and every impact fee increase accompanied by a new study?**

Response Categories	#	%
No	42	14.3
Yes	198	67.6
No response	53	18.1
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 27: Please indicate if this impact fee is applied in more than one zone.**

Response Categories	#	%
One zone	175	59.7
Two or more zones	84	28.7
No response	34	11.6
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 27a: If the response to Question 27 was two or more zones, please indicate if the impact fee schedules are identical or not identical.**

Response Categories	#	%
Identical	65	77.4
Not identical	13	15.5
No response	6	7.1
<b>TOTAL</b>	<b>84</b>	<b>100</b>

**Question 28a: Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee, for the category of development: *single detached dwelling*. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones to establish a range.**

Single Detached Dwelling – Range of Lowest Fees		
Response Categories	#	%
Response given	239	81.6
No response	54	18.4
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Lowest” Fee: \$0 per dwelling unit</i>		
<i>Maximum “Lowest” Fee: \$7,055 per dwelling unit</i>		

**Question 28a:** Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee, for the category of development: *single detached dwelling*. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones to establish a range. (*Continued*)

Single Detached Dwelling – Range of Highest Fees		
Response Categories	#	%
Response given	200	68.3
No response	93	31.7
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Highest” Fee: \$12 per dwelling unit</i>		
<i>Maximum “Highest” Fee: \$9,708 per dwelling unit</i>		

Single Detached Dwelling – Measure Used to Determine Fees		
Response Categories	#	%
Dwelling unit	180	61.4
Equivalent living/residential unit	20	6.8
Number of bedrooms	9	3.1
Square footage	14	4.8
Other response	29	9.9
No response	41	14.0
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 28b:** Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee, for the category of development: *multiple family dwelling*. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones to establish a range.

Multiple Family Dwelling – Range of Lowest Fees		
Response Categories	#	%
Response given	226	77.1
No response	67	22.9
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Lowest” Fee: \$0 per dwelling unit</i>		
<i>Maximum “Lowest” Fee: \$5,442 per dwelling unit</i>		

Multiple Family Dwelling – Range of Highest Fees		
Response Categories	#	%
Response given	190	64.8
No response	103	35.2
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Highest” Fee: \$0.04 per square foot</i>		
<i>Maximum “Highest” Fee: \$90,000 per equivalent living unit</i>		

**Question 28b: Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee, for the category of development: *multiple family dwelling*. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones to establish a range. (Continued)**

Multiple Family Dwelling – Measure Used to Determine Fees		
Response Categories	#	%
Dwelling unit	170	58.0
Equivalent living/residential unit	13	4.4
Number of bedrooms	11	3.8
Square footage	15	5.1
Other response	29	9.9
No response	55	18.8
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 28c: Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee, for the category of development: *commercial retail building*. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones to establish a range.**

Commercial Retail Building – Range of Lowest Fees		
Response Categories	#	%
Response given	155	52.9
No response	138	47.1
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Lowest” Fee: \$0 per 1,000 square feet</i>		
<i>Maximum “Lowest” Fee: \$10,076 per 1,000 square feet</i>		

Commercial Retail Building – Range of Highest Fees		
Response Categories	#	%
Response given	119	40.6
No response	174	59.4
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Highest” Fee: \$0.04 per square foot</i>		
<i>Maximum “Highest” Fee: \$1,875,000 per equivalent residential connection and meter size</i>		

Commercial Retail Building – Measure Used to Determine Fees		
Response Categories	#	%
Square footage	122	41.6
Other response	44	15.0
No response	127	43.3
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 28d: Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee, for the category of development: *commercial office building*. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones to establish a range.**

Commercial Office Building – Range of Lowest Fees		
Response Categories	#	%
Response given	152	51.9
No response	141	48.1
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Lowest” Fee: \$0.02 per square foot</i>		
<i>Maximum “Lowest” Fee: \$5,467 per 1,000 square feet</i>		

Commercial Office Building – Range of Highest Fees		
Response Categories	#	%
Response given	116	39.6
No response	177	60.4
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Highest” Fee: \$0.04 per square foot</i>		
<i>Maximum “Highest” Fee: \$1,875,000 per equivalent residential connection and meter size</i>		

Commercial Office Building – Measure Used to Determine Fees		
Response Categories	#	%
Square footage	121	41.3
Other response	42	14.3
No response	130	44.4
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 28e: Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee, for the category of development: *other commercial building*. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones to establish a range.**

Other Commercial Building – Range of Lowest Fees		
Response Categories	#	%
Response given	129	44.0
No response	164	56.0
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Lowest” Fee: \$0 per 1,000 square feet</i>		
<i>Maximum “Lowest” Fee: \$45,893 per 1,000 square feet</i>		

Other Commercial Building – Range of Highest Fees		
Response Categories	#	%
Response given	95	32.4
No response	198	67.6
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Highest” Fee: \$0.04 per square foot</i>		
<i>Maximum “Highest” Fee: \$1,875,000 per equivalent residential connection and meter size</i>		

**Question 28e: Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee, for the category of development: *other commercial building*. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones to establish a range. (Continued)**

Other Commercial Building – Measure Used to Determine Fees		
Response Categories	#	%
Square footage	93	31.7
Other response	45	15.4
No response	155	52.9
<b>TOTAL</b>	<b>293</b>	<b>100</b>

**Question 28e: Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee, for the category of development: *industrial facility*. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones to establish a range.**

Industrial Facility – Range of Lowest Fees		
Response Categories	#	%
Response given	144	49.1
No response	149	50.9
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Lowest” Fee: \$0 per 1,000 square feet</i>		
<i>Maximum “Lowest” Fee: \$3,125 per equivalent residential connection and meter size</i>		

Industrial Facility – Range of Highest Fees		
Response Categories	#	%
Response given	107	36.5
No response	186	63.5
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Highest” Fee: \$0.03 per square foot</i>		
<i>Maximum “Highest” Fee: \$1,875,000 per equivalent residential connection and meter size</i>		

Industrial Facility – Measure Used to Determine Fees		
Response Categories	#	%
Square footage	110	37.5
Other response	43	14.7
No response	140	47.8
<b>TOTAL</b>	<b>293</b>	<b>100</b>



**Question 28f: Please indicate the lowest and highest impact fee, as well as the unit of measurement to determine the impact fee, for the category of development: *mobile/manufactured home*. If this impact fee is administered in multiple zones, please indicate the lowest and highest fees among all zones to establish a range.**

Mobile/Manufactured Home – Range of Lowest Fees		
Response Categories	#	%
Response given	214	73.0
No response	79	27.0
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Lowest” Fee: \$0 per dwelling unit</i>		
<i>Maximum “Lowest” Fee: \$5,442 per dwelling unit</i>		

Mobile/Manufactured Home – Range of Highest Fees		
Response Categories	#	%
Response given	177	60.4
No response	116	39.6
<b>TOTAL</b>	<b>293</b>	<b>100</b>
<i>Minimum “Highest” Fee: \$0 if replacement dwelling unit</i>		
<i>Maximum “Highest” Fee: 5,442 per dwelling unit\$</i>		

Mobile/Manufactured Home – Measure Used to Determine Fees		
Response Categories	#	%
Dwelling unit	164	56.0
Equivalent living/residential unit	15	5.1
Number of bedrooms	7	2.4
Square footage	15	5.1
Other response	18	6.1
No response	74	25.3
<b>TOTAL</b>	<b>293</b>	<b>100</b>